Thanks for joining!

The City of Oxnard 2021-2029 Housing Element Sites Public Comment Workshop will begin shortly.

Please Note:

● This presentation is being recorded.
● Spanish interpretation will be available; type “interpreter” in the Q & A box.
● Un intérprete que habla español estará disponible. En el area de preguntas y respuestas, escriba “interprete”
How to Participate Tonight?

**Computer Participants**

- Everyone should mute to avoid interference from background noise. Only you can unmute yourself.
- To unmute, at the bottom of the video window click the microphone icon.
- Open activities box and select “Q & A” (upper right hand of computer screen).
- If you would like to make a verbal comment, type question in the Q & A page. Make sure to unmute yourself when speaking.
- In making a comment, please identify YOURSELF AND the site number (will be shown on the map), cross street, or property address if you have it.

**Dial-in Participants**

- Press *6 on your phone to unmute.
Workshop Presenters

Kathleen Mallory, Planning & Sustainability Manager
Kathleen.Mallory@oxnard.org

Chris Williamson, Consulting Planner
Chris.Williamson@oxnard.org

Emilio Ramirez, Director, Housing Department and available for interpretation
Emilio.Ramirez@oxnard.org

Workshop will be recorded; summary of comments, questions, and this presentation will be posted on the project website:
https://www.oxnard.org/housing-element-update/
How to Participate?

Your GOOGLEMEETS “Join Meeting” should look like this:

Click here to open interactive ACTIVITIES and select Q&A to type in comments or questions. Everyone will see them, and they are saved.

Make sure your MICROPHONE is turned ON when the moderator unmutes you if you “Raise your hand” to speak to the entire group.
Meeting Agenda

- Focus on site selection towards meeting the 6th cycle Housing Element Regional Housing Needs Assessment (RHNA) allocation.
- Housing Element overview, content, and status of our RHNA
- City staff initially identified sites; visible on map
- Web-based map created to:
  - Solicit public input and to develop discussion
  - Create a mechanism for the public to provide comments on mapped sites
  - Provide mechanism to identify additional sites.
- Proposed Schedule
- Identification of ways to say informed and involved
Housing Element Overview

- Required Element of the General Plan
- Reviewed and certified by California Department of Housing and Community Development (HCD) for compliance with State law
- Eight-year State-mandated update schedule (2021-2029)
- Sites, Programs, and Plans for “Existing Need” and “Future Need” based on City’s growth projections
What is considered affordable housing?

2020 AFFORDABILITY CATEGORIES VENTURA COUNTY

<table>
<thead>
<tr>
<th>Income Limit</th>
<th>Annual Income Limit (4-Person Household)</th>
<th>Monthly Housing Cost (30% of income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Moderate (&gt;120% of AMI)</td>
<td>&gt;$117,350</td>
<td>&gt;$2,934</td>
</tr>
<tr>
<td>Moderate (&lt;120% of AMI)</td>
<td>$117,350</td>
<td>$2,934</td>
</tr>
<tr>
<td>Low (&lt;80% of AMI)</td>
<td>$90,350</td>
<td>$2,259</td>
</tr>
<tr>
<td>Very Low (&lt;50% of AMI)</td>
<td>$56,450</td>
<td>$1,411</td>
</tr>
<tr>
<td>Extremely Low (&lt;30% of AMI)</td>
<td>$33,850</td>
<td>$846</td>
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</tbody>
</table>
Regional Housing Needs Assessment

California (Housing & Comm. Dev)

Region (Southern California Association of Governments; SCAG)
Regional Housing Needs Determination (RHND)
1,344,740 units

Local Jurisdiction
Regional Housing Needs Assessment (RHNA)
Every City and County must plan to accommodate is “fair share” of the regional housing need

Oxnard 2021-2029 RHNA = 8,529 units
## Draft RHNA Totals (2021-2029)

### DRAFT 2021-2029 Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Very-Low Income (&lt;50% of median)</th>
<th>Low Income (50-80% of median)</th>
<th>Moderate Income (80-120% of median)</th>
<th>Above- Mod. Income (&gt;120% of median)</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camarillo</td>
<td>351</td>
<td>243</td>
<td>270</td>
<td>508</td>
<td>1,372</td>
</tr>
<tr>
<td>Fillmore</td>
<td>72</td>
<td>60</td>
<td>72</td>
<td>209</td>
<td>413</td>
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<tr>
<td>Moorpark</td>
<td>376</td>
<td>233</td>
<td>245</td>
<td>434</td>
<td>1,287</td>
</tr>
<tr>
<td>Ojai</td>
<td>12</td>
<td>8</td>
<td>10</td>
<td>22</td>
<td>52</td>
</tr>
<tr>
<td>Oxnard</td>
<td>1,834</td>
<td>1,068</td>
<td>1,535</td>
<td>4,092</td>
<td>8,529</td>
</tr>
<tr>
<td>Port Hueneme</td>
<td>25</td>
<td>15</td>
<td>18</td>
<td>66</td>
<td>125</td>
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<tr>
<td>Ventura</td>
<td>1,184</td>
<td>863</td>
<td>948</td>
<td>2,307</td>
<td>5,302</td>
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<tr>
<td>Santa Paula</td>
<td>101</td>
<td>98</td>
<td>121</td>
<td>335</td>
<td>655</td>
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<tr>
<td>Simi Valley</td>
<td>746</td>
<td>492</td>
<td>517</td>
<td>1,032</td>
<td>2,788</td>
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<tr>
<td>Thousand Oaks</td>
<td>733</td>
<td>493</td>
<td>531</td>
<td>860</td>
<td>2,616</td>
</tr>
<tr>
<td>Unincorporated Areas</td>
<td>317</td>
<td>225</td>
<td>249</td>
<td>468</td>
<td>1,259</td>
</tr>
<tr>
<td>Ventura County Total</td>
<td>5,751</td>
<td>3,799</td>
<td>4,516</td>
<td>10,332</td>
<td>24,398</td>
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</table>
Housing Element Content

- Analysis of existing and projected housing needs
- Inventory of available sites for housing
- Analysis of potential constraints on housing
- Fair housing analysis (NEW)
- Evaluation of previous housing element
- Goals, policies, and implementation programs
1. Utilizing up to 1,000 ADUs/Jr. ADUs to meet the 2,903 lower income RHNA.
2. Discontinuation of the All Affordable Housing Opportunity Program (AAHOP); utilizing the State’s default density of 30 units/acre.
3. Implementing local preference strategies where feasible.
4. Adopting a plan/program to encourage housing in the BRP zones and/or select commercial centers.
Goal is the identify capacity for approximately 10% more units than 2,903 lower income units; or 3,193 lower income units (of this, UP TO 1,000 units fulfilled with ADU’s).

Full RHNA site capacity identification is required.

HCD site identification requirements are stringent.

More site justification required if the site is:
- Developed (i.e. “non-vacant”).
- Smaller than 0.5 acre or larger than 10 acres
- Was previously included as an affordable housing site in two prior Housing Elements.
- Staff identified sites which are:
  - Single or groups of adjacent parcels.
  - Likely to be privately redeveloped/reused or included in planning programs by 2029.
  - Entitlement permit currently under consideration.
Sites Inventory Continued:

- Parcels are color coded:
  - Red – constrained, in use or recently developed.
  - Yellow – possible, current use not extensive.
  - Green – likely, largely vacant or City owned.
  - Blue – projects filed or under discussion.
- Downtown “blocks” robustly identified due to adopted form based code (the Downtown Development Code).
- City engaging real estate analyst consultant to project mostly market-rate housing and/or mixed use projects, but not necessarily specific to any parcel(s).
- Exception: a Downtown lower income project will be shown on specific parcel(s) and included in the City wide Housing Element sites list.
Sites Map – Coastal and Downtown

Legend
- City Limit
- Likely Sites
- Possible Sites or 2 HE Cycles
- Constrained Sites
- Proposed Projects

Northshore
Oxnard Housing Element
Update Project Timeline

- **2020**
  - Public Outreach: October - November

- **2021**
  - Admin Draft HE to HCD: Late Winter 2021
  - HCD Certification: October 2021
  - Revisions to Admin Draft HE: Summer 2021
  - Presentation to Planning Commission & City Council: Winter 2021
  - HCD 60-day Review: Spring 2021
  - Planning Commission & City Council Hearings: Fall 2021
Moving to Map Viewer.....
short interruption
Stay Informed

Kathleen Mallory, Planning & Sustainability Manager
Kathleen.Mallory@oxnard.org

Chris Williamson, Consulting Planner
Chris.Williamson@oxnard.org

or call (805) 385-7878

The workshop will be recorded.
Summary of comments, questions, and this presentation will be posted on the project website:
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Total RHNA is 8,529 units, 1,228 more units than current housing element.

Lower Income allocation is 2,902 units (increase of 54 from 5th Cycle).
Reminders

- No obligation by any site/property owner(s) or tenant(s) to take any action for a property listed or suggested on the Housing Element Sites Public Comment form and City map.
- Being in the Housing Element as a potential lower income Site does not change a property's tax assessment, business license, or zoning regulations.
- All Sites included in the Housing Element will be reviewed at future noticed public hearings before the Planning Commission and City Council in 2021.
- City may adopt incentives that apply only to these Sites for development of lower income housing (replacing the All Affordable Housing Opportunity Program).
- Property owners may self-nominate sites at any time.
REMINDER that you may still post ‘PINS” and comments:

Planning Division's Housing Element Update webpage [https://www.oxnard.org/housing-element-update],

Scroll to Section 2, "PUBLIC REVIEW No. 1" and click "CLICK HERE".

On the following page, click on "TUTORIAL" that shows you how to add a location "PIN" to the City map.

Write a comment about that location for housing development

Then, “submit” the comment.

Contact Planning at Planning@oxnard.org
Categories that sum to RHNA

We may count the following, by affordability level, beginning July 1, 2021 through October 15, 2029:

1. Housing building permits issued.
2. Planning permits issued.
3. Housing units completed (if not previously counted).
4. Rehabilitated housing units and mobile homes.
5. Preservation of units losing affordable Deed Restrictions.
7. Housing as COVID-19 emergency housing.
8. **2013-2021 Housing Element sites, additional sites.**
9. Accessory Dwelling Units (ADU) and Junior ADU’s.
10. Plans and programs to facilitate housing opportunities.
Schedule / Timeline

- Winter 2021:
  - Virtual public meeting on Administrative Draft 6th Cycle Housing Element (Admin HE);

- Late Winter 2021: Admin draft submitted to HCD for review and input

- Spring 2021:
  - Comments expected from HCD and revisions to Admin HE;
  - Revisions to Admin HE;
  - Public outreach on Draft HE.

- Summer 2021: Revisions to HE

- Summer 2021/Fall 2021: Public hearing before Planning Commission and City Council on Draft HE

- Submittal of Final 6th Cycle Housing Element by Oct. 15, 2021 HCD deadline